084.0	0005	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	625,600 / 625,600
					USE VALUE:	625,600 / 625,600
					ASSESSED:	625,600 / 625,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		SUMMIT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FLEURANT PIERRE A &
Owner 2:	WHITNEY SUSAN A
Owner 3:	
Street 1:	54 SUMMIT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SEITZ TIMOTHY -
Owner 2:	LOHRE KATHRYN -
Street 1:	54 SUMMIT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,259 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1965, having primarily Vinyl Exterior and 1080 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4259.000	242,200		383,400	625,600
Total Card	0.098	242,200		383,400	625,600
Total Parcel	0.098	242,200		383,400	625,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 579.26 | /Parcel: 579.2

Legal Description

User Acct 53042

GIS Ref

GIS Ref

Insp Date 10/26/18

Entered Lot Size

Total Land:

Land Unit Type:

!6874!

PREVIOUS ASSESSMENT

Parcel ID 084.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	242,200	0	4,259.	383,400	625,600	625,600	Year End Roll	12/18/2019
2019	101	FV	202,200	0	4,259.	378,000	580,200	580,200	Year End Roll	1/3/2019
2018	101	FV	202,200	0	4,259.	290,300	492,500	492,500	Year End Roll	12/20/2017
2017	101	FV	202,200	0	4,259.	273,900	476,100	476,100	Year End Roll	1/3/2017
2016	101	FV	202,200	0	4,259.	252,000	454,200	454,200	Year End	1/4/2016
2015	101	FV	197,100	0	4,259.	235,500	432,600	432,600	Year End Roll	12/11/2014
2014	101	FV	197,100	0	4,259.	216,900	414,000	414,000	Year End Roll	12/16/2013
2013	101	FV	197,100	0	4,259.	216,900	414,000	414,000		12/13/2012

PRINT

Date	Time
12/10/20	21:34:43

LAST REV

Date	Time
04/30/19	15:10:25

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6874

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEITZ TIMOTHY,	1406-98		10/14/2011		457,000	No	No		
DELUCA THOMAS	1361-83		10/29/2008		421,000	No	No		
BANK OF NEW YOR	1357-84		7/29/2008	Bank Sale	263,900	No	No		
CHAPMAN BRADFOR	1357-53		7/25/2008	Forclosure	338,822	No	No		
FARSHI SIA ETAL	1208-170		7/30/1999		248,000	No	No		
PRIDE JANET L	1125-186		5/2/1994		184,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/22/2015	378	Manual	6,800					demo and rebuild n
2/14/1994	1	Manual	700					REPAIR SILL
1/6/1994	8							ADD DECK/PORCH
4/23/1992	145	Manual	1,900					NEW DOOR

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	HS	Hanne S
6/26/2012	Measured	BR	B Rossignol
1/14/2012	MLS	EMK	Ellen K
3/9/2009	Meas/Inspect	372	PATRIOT
3/18/2000	Inspected	197	PATRIOT
1/18/2000	Mailer Sent		
1/18/2000	Measured	264	PATRIOT
8/5/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	53042
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4259		Sq. Ft.	Site		0	70.	1.29	6									383,440						383,400	

Total AC/HA: 0.09777 | Total SF/SM: 4259 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 383,440 | Spl Credit | Total: 383,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	297489
Depreciation:	55333
Depreciated Total:	242156

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

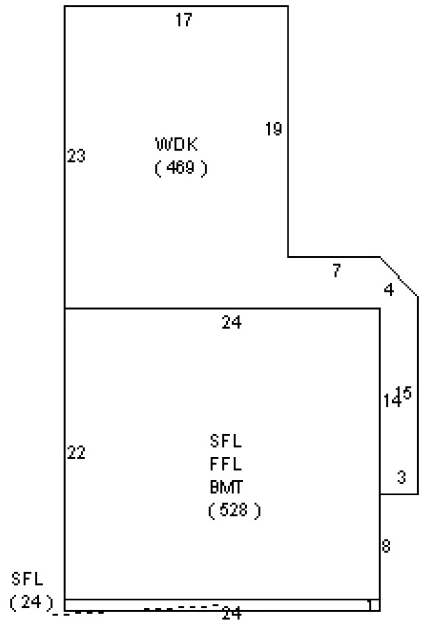
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	182.23
Special Features:	0	Val/Su Net:	116.61
Final Total:	242200	Val/Su SzAd	224.26

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	552	182.230	100,592
BMT	Basement	528	54.670	28,866
FFL	First Floor	528	182.230	96,218
WDK	Deck	469	8.130	3,814
	Net Sketched Area:	2,077	Total:	229,490
Size Ad	1080	Gross Are	2077	FinArea 1080

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

084.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc